

Send Tax Notice to:

Kaitlin Thomas
John Golden, III
345 Birmingham St
Montevallo, AL 35115

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Eighty Six Thousand and 00/100 Dollars (\$186,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Joseph Green and Ashley Green, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 17836 Alecia Drive Vance, AL 35440 grant, bargain, sell and convey unto **Kaitlin Thomas and John Golden, III** (herein referred to as grantees) whose mailing address is 345 Birmingham St, Montevallo AL 35115 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address 345 Birmingham Street, Montevallo, AL 35115 to wit:

A part of Lot 20, Block 1, according to the survey of Birmingham Junction, made by J. R. Bozeman, as recorded in Deed Book 14, Page 239 in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the SW corner of Lot 20, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, as established by Deed Book 276, Page 839 and Deed 323, Page 748, Shelby County, Alabama and run East along the North ROW line of Birmingham Street for a distance of 24.00 feet to the Point of Beginning; thence continue along last described course a distance of 88.43 feet; thence left 87°39' and run Northerly for a distance of 175.00 feet ; thence left 92°21' and run Westerly for a distance of 88.43 feet; thence left 87°39' and run Southerly for a distance of 175.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

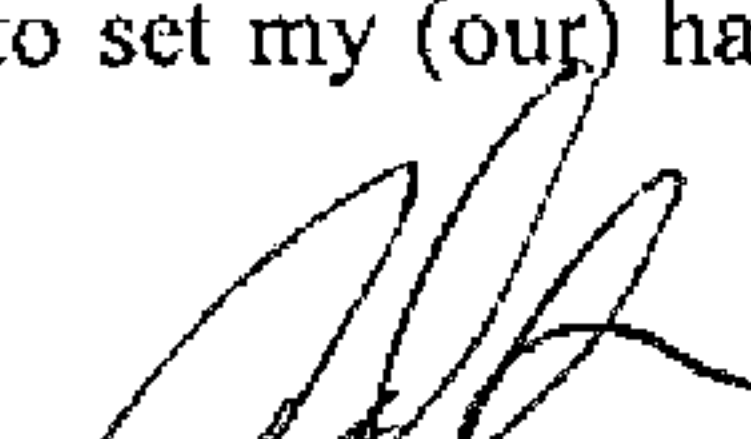
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$187,878.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of June, 2023


Joseph Green


Ashley Green

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that Joseph Green and Ashley Green whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

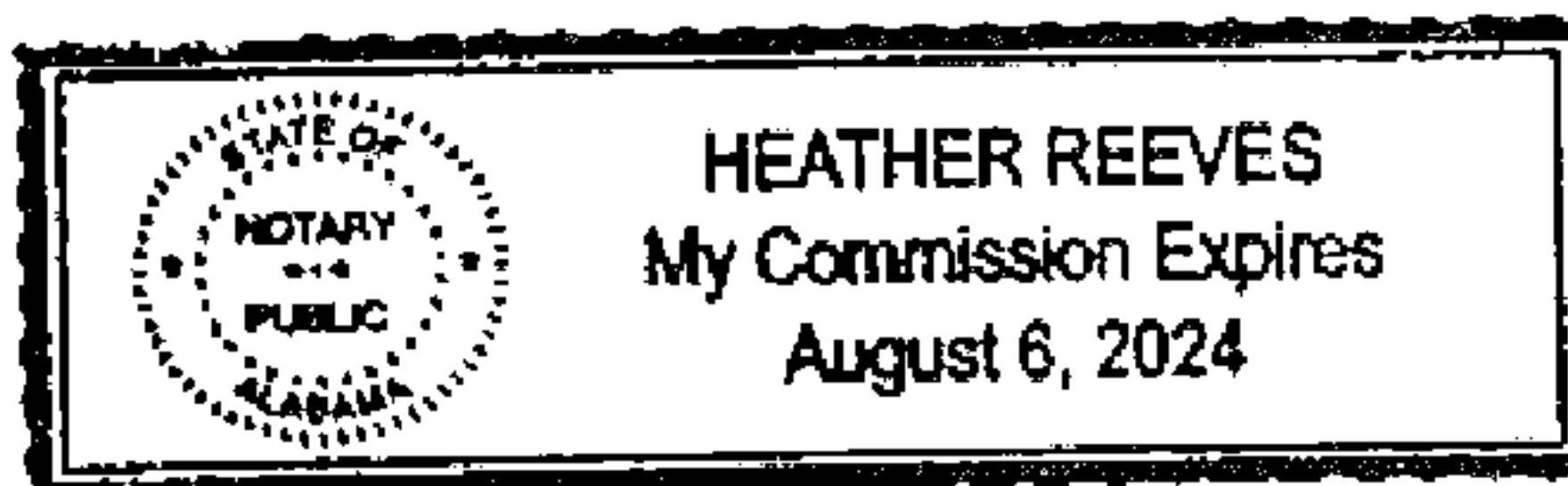
WITNESS my hand and official seal in the county and state aforesaid this the 29 day of June, 2023

My Commission Expires:

8-6-24


Notary Public

(S E A L)



This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209 (205) 410-7591

File No. ATB3256



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2023 01:50:37 PM
\$26.00 BRITTANI
20230703000198860

Alvin S. Beryl